177.0	0005	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	656,800	/	656,800
USE VALUE:	656,800	/	656,800
ASSESSED:	656,800	/	656,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOYNIHAN EDWARD
Owner 2:	COLEMAN EILEEN
Owner 3:	
Street 1:	127 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IGLESIAS GEORGE & KATHLEEN -
Owner 2:	-
Street 1:	127 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	277,700		379,100	656,800
Total Card	0.093	277,700		379,100	656,800
Total Parcel	0.093	277,700		379,100	656,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.80 | /Parcel: 446.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
119669			07/05/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0005-0004.0

!13893!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,700	0	4,050.	379,100	656,800	656,800	Year End Roll	12/18/2019
2019	101	FV	223,700	0	4,050.	373,600	597,300	597,300	Year End Roll	1/3/2019
2018	101	FV	223,700	0	4,050.	287,000	510,700	510,700	Year End Roll	12/20/2017
2017	101	FV	223,700	0	4,050.	270,800	494,500	494,500	Year End Roll	1/3/2017
2016	101	FV	223,700	0	4,050.	249,100	472,800	472,800	Year End	1/4/2016
2015	101	FV	210,300	0	4,050.	232,800	443,100	443,100	Year End Roll	12/11/2014
2014	101	FV	210,300	0	4,050.	214,400	424,700	424,700	Year End Roll	12/16/2013
2013	101	FV	210,300	0	4,050.	214,400	424,700	424,700		12/13/2012

PRINT

Date	Time
12/11/20	03:47:10

LAST REV

Date	Time
07/30/18	11:47:32

apro

USER DEFINED

Prior Id # 1:	119669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13893

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IGLESIAS GEORGE	49772-599		7/13/2007		475,000	No	No		
IGLESIAS GEORGE	30442-304		7/20/1999	Family	1	No	No		
D`ERRICO ANTOIN	28125-211		1/30/1998		181,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2014	196	Redo Bas	13,900					
3/7/2008	224	New Wind	2,600			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2018	MEAS&NOTICE	BS	Barbara S
6/10/2014	Info Fm Prmt	PC	PHIL C
12/3/2008	MLS	MM	Mary M
11/3/2008	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

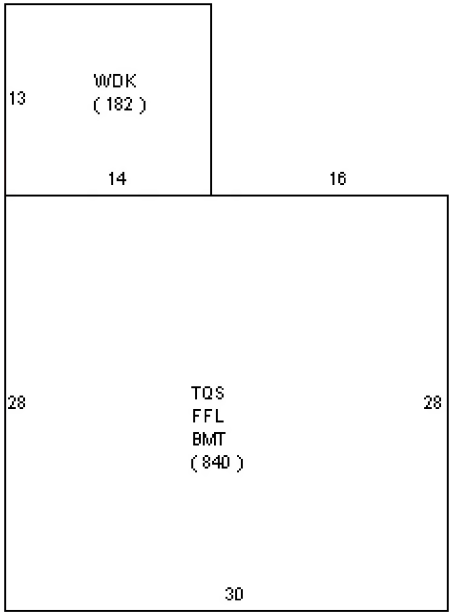
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 2				HB		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341161
Depreciation:	63456
Depreciated Total:	277705

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	111.44
Final Total:	277700	Val/Su SzAd	188.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	42.520	35,717
FFL	First Floor	840	141.740	119,058
TQS	3/4 Story	630	141.740	89,294
WDK	Deck	182	11.490	2,092

Net Sketched Area:	2,492			Total:	246,161
Size Ad	1470	Gross Are	2702	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

PARCEL ID

177.0-0005-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc